

TO LET

WARREN RETAIL PARK PHASE 2

ASHFORD, TN24 8XH



UNIT A – 11,924 SQ FT RETAIL UNIT TO LET
SUBJECT TO VACANT POSSESSION



LOCATION

Ashford is located in the county of Kent approximately 18 miles south-east of Maidstone. Warren Retail Park is located close to junction 9 of the M20 approximately 1 miles north of Ashford town centre.



SITUATION

The scheme is situated in an established out of town retail location fronting the A28 Simone Weil Avenue. It shares access with and sits immediately opposite a recently extended and refurbished Sainsbury's Supermarket (arranged over 150,000 sq ft). John Lewis at Home on Fougères Way is in close proximity.



PLANNING

The property benefits from Open AI consent.



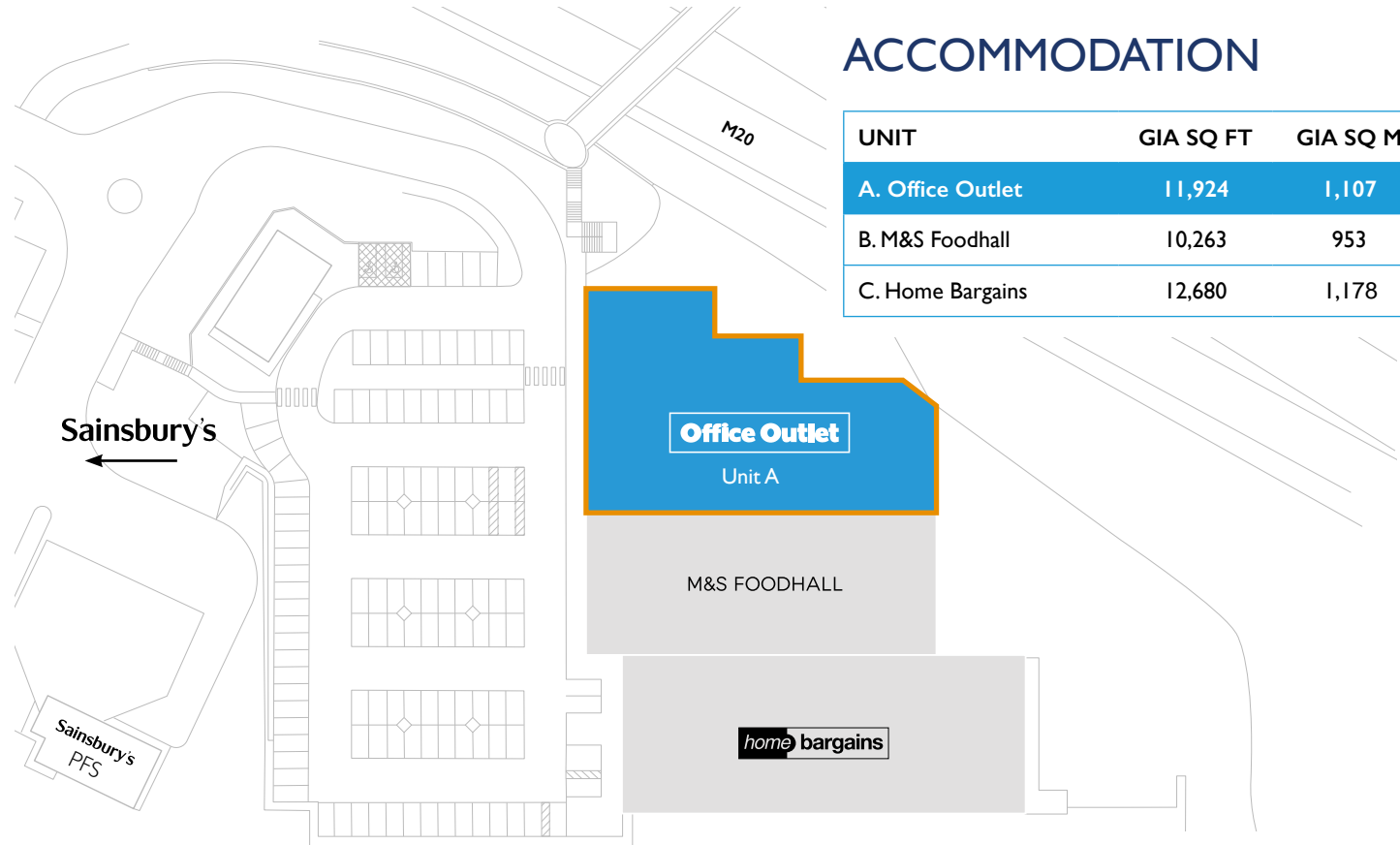
UNIT TO LET

11,924 sq ft subject to vacant possession. EPC – B



TERMS

Further information available on request.



ACCOMMODATION

UNIT	GIA SQ FT	GIA SQ M
A. Office Outlet	11,924	1,107
B. M&S Foodhall	10,263	953
C. Home Bargains	12,680	1,178

Available now, viewings strictly by appointment through:



Henry Elwess

T: 07818 012 533

E: henry.elwess@montagu-evans.co.uk

Louise Hannah

T: 07551417724

E: louise.hannah@montagu-evans.co.uk

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without any responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) neither Montagu Evans LLP nor its employers has any authority to make or give any representation or warranties whatsoever in relation to this property; (iv) unless otherwise stated all prices and rents are quoted exclusive of VAT, and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. 16502.001 / November 2018.